WARRANTY DEED

Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150053969 DEEDWARR
Recvd: 07/06/15 10:43 2 pgs
Fees: 13.00 Taxes: 810.67
20150706-0064801

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$219,100.00.**

Affiant

Subscribed and sworn to before me this 7 day of July, 2015

Notary Public
My Commission expires
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ariane S. Narain	Mortgage Investors Group	176-05-0-030.00
4480 Lavergne Couchville Pike	8320 Walker Springs Lane	
Antioch, TN 37013	Knoxville, TN 337923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melad Sawiers, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ariane S. Narain**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 10, as shown on the map entitled the Final Plat, Hickory Woods, Section A, of record in Plat Book 6900, page 511 and corrected by Surveyor's Certificate of Correction in Book 7582, Page 167 and Book 9997, Page 844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melad Sawiers, a married person from Gamil K. Kamel and Samia M. Abdalla, husband and wife by Warranty Deed on September 24, 2014, of record in Instrument Number 20140929-0089458, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 511, as corrected by Surveyor's Certificate of Correction in Book 7582, Page 167 and Book 9997, Page 844, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7422, Page 235; Book 7422, Page 301; Book 9678, Page 187; Book 9764, Page 44, Register's Office for Davidson County, Tennessee.
- Conveyance of common area and/or open space to Hickory Woods Estates Homeowner's Association, Inc., of record in Book 9786, Page 923, Register's Office for Davidson County, Tennessee.
- Charter of Hickory Woods Estates Homeowner's Association, Inc., of record in Book 7857, Page 87; Book 7876, Page 67 and Book 9680, Page 319, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Numbers 20011015-0111957; 20010614-0062710 and 20031010-0150800, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7932, Page 648, as amended in Instrument Numbers 20001207-0120450 and 20010614-0062710, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 5055, Page 441; Book 8169, Page 571; Book 8169, Page 579; Book 5935, Pages 707, 708, 711, 714, 715 and 717; Book 6008, Page 756; Book 8169, Page 579; Book 8169, Page 588; Book 4435, Page 9; Book 4435, Page 20; Book 8169, Page 564; Book 8169, Page 571; Book 9790, Page 311; Book 4897, Page 209; Book 5909, Page 915; Book 5897, Page 209; Book 6954, Page 24; Book 7145, Page 614; Book 7145, Page 618; Book 6952, Page 830; Book 9790, Page 311; Book 10153, Page 990; Book 437, Page 39; Book 9632, Page 973 and Book 9632, Page 973, Register's Office for Davidson County, Tennessee..
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas elements.
- The grantor has never used this property as is residence; personal, marital or otherwise.

This is improved property known as: **4480 Lavergne Couchville Pike, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this June 30, 2015.

Melad Sawiers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melad Sawiers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY